

LEASES AT SOUTHAMPTON

Well Known Persons Rent Places at Long Island Resort.

Alfred E. Schermerhorn has leased at Southampton, Long Island, for the season of 1914 the following places:

For William Allen Butler his villa, on the north side of Glen Lane, to George Arents; for Mrs. Newbold Edgard her cottage, on the west side of Main street, to Mrs. Henry Mortimer Brooks; for Mrs. Frederic H. Betts her villa, on First Neck Lane, to Joseph R. Dilworth; for Mrs. Percy Kent her cottage, on First Neck Lane, to Mrs. George Q. Whitney; for L. F. H. Betts villa, on ocean, to R. A. Franks; for the estate of John F. Pupke its villa, on Cooper's Neck Lane, to Elton Huntington Hooker; for the Markoe estate its villa, in Main street, to Joseph P. Grace; for Miss Sophie Johnson her villa, on Tollsme Lane, to Lytleton Fox; for Miss Julia A. Wilson her cottage, in Main street, to Oren Root; for J. Hervey Topping his cottage, on Wyandanch Lane, to Gerard B. Lambert; for Edward T. H. Talmage his cottage, on the ocean, to Henry R. Rea; for Mrs. David H. Burnett her cottage, in Main street, to George E. Ludman; for E. P. Hunting his villa, on Great Plains Road, to W. Delancey Kountze; for George H. Fordham his cottage, on Shinnecock Road, to William M. Barnum; for Dr. H. Holbrook Curtis his villa, on Ox Pasture Road, to Mrs. William Lowe Rice; for William C. Chester his villa, on the ocean, to Mrs. Cornelius N. Bliss, sr.; for the Peabody estate its villa, in Main street, to William H. Barnum, and its villa, in Main street, to Mrs. James H. Kidder; for Mrs. Edward C. Rushmore her cottage, in Main street, to Veryl Preston; for Mrs. W. Rosseter Betts her villa, on First Neck Lane, to Albert Gallatin; for Ellhu Root his cottage, on Pond Lane, to Fairfax S. Landstreet; for the Duer estate its cottage, on the south side of Glen Lane, to George S. Patterson; for Alfred E. Schermerhorn his villa, Ambrose Morell, his Street House to Henry A. Budd, his Lake House to Mrs. William Constable, his East Cottage to William C. Potter and his North Cottage to W. W. Sharp.

Mrs. Schermerhorn has closed the following three-year leases: For Mrs. Alfred Nelson her villa to J. Frederic Kernochan; for Samuel L. Parrish his cottage, on First Neck Lane, to John McGaw Woodbury; for Mrs. Frederic H. Betts her villa, on the ocean, to Mrs. Alexander H. Tiers; for Mrs. Robert Waller her villa, on First Neck Lane, to B. Ogden Chisolm; for Charles L. Atterbury his villa, on the Shinnecock Hills, to Reginald Brooks; for E. Twyford his villa, at Bridgehampton, Long Island, to David F. Downs.

WILL BE THREE MILES LONG
N. Y. Connecting R. R. Bridge to Have Three Spans.

The New York Connecting Railroad Bridge being built over the East River and Long Island Sound will be the largest of its kind in the world. It is estimated to cost \$60,000,000. With viaducts it will be three miles long and nearly 100,000 tons of structural steel will be required to build it.

There will be three great spans. The first will connect Long Island City and Ward's Island, the second, Ward's Island and Randall's Island and the third, Randall's Island and The Bronx. The spans crossing from Long Island to Ward's Island will be the lightest and it will be known as the Hell Gate Bridge. Two big steel arches, 3,000 feet in length, will support the deck. These will rise to a height of 300 feet above the water. The deck will be 150 feet above the river. The distance between the towers will be 1,077 feet.

APARTMENT LEASES.

Pease & Ellman have leased apartments at No. 24 East 56th street to Dr. Charles Lee, No. 103 East 75th street to Mrs. Leo Tuttle and Nos. 339 and 341 West 55th street to Mrs. J. Russell Soley.

REAL ESTATE FOR SALE OR TO LET
WESTCHESTER COUNTY.PARK HILL
On-the-Hudson

New York's finest Suburb. Elevation 350 feet. Splendid Schools, Shops, Churches. Three routes of Rapid Transit day and night. 33 minutes from Grand Central Terminal.

Beautiful Swiss Chalet
Price, \$12,500

9 rooms and bath, term payments if desired. Other new houses ranging in price from \$1,000 to \$17,000.

For those who prefer to build, this is the season to select a plot and have us build your house for occupancy next Spring.

Send for Illustrated Booklet
American Real Estate Company
523 Fifth Ave., New York

Kenneth Ives & Co. Hudson River, 7 E. 42
LONG ISLAND.

HIGH WATER FRONT BARGAIN! Amasaest-43 acres, main highway; enormous water frontage; rolling, picturesque, partly cleared; excellent section; \$185 acre; suitable speculation, development. Bargains everywhere. HARVEY NEWSIN, Woolworth Bldg., N. Y.

FOR SALE—80 ACRES, GOOD HOUSE, 5 barn buildings, 375 apple, 63 pear, 75 plum, 12 peach, 25 cherry trees, 850 currants, 300 berry, 450 strawberry, general farming and market gardening, 15 acres wood, 20 bushel walnuts; price only \$3,000. D. B. CORNELL, CO., Chatham, N. Y.

Apartment to Rent

THIS DIRECTORY IS PUBLISHED SUNDAYS, TUESDAYS AND THURSDAYS.

Address.	No. of R'ms.	Rent.	Description.	Agent.
No. One Lexington Ave.	Seven Rooms and Two Baths.	Rent \$2,300.	Duplex housekeeping apartment. Fireproof building. Sun on all sides.	G. W. Brennan, 25 East 26th St.

TO LET FOR BUSINESS PURPOSES. TO LET FOR BUSINESS PURPOSES.

MERCHANTS!! MANUFACTURERS!!

BEFORE
DECIDING,
LOOK
AT THE

LOFTS

IN THE
SPLENDID
NEW
MODERN

MARFIELDS BUILDING

47th STREET & 11TH AVENUE

Only 5 minutes from the heart of the city.
Close to and easily accessible to Grand Central and Penn. Depots as well as other shipping and freight stations.
Each story has 12,500 sq. ft. floor space.
Strongly built of all steel and concrete.
Flooded with light on all sides.
Equipped with every modern safety device, including automatic sprinklers.
Big saving in insurance and light bills.
Full elevator service.

INVESTIGATE THE EXCEPTIONALLY ATTRACTIVE

LOW RENT OFFER

AVAILABLE AT THE PRESENT TIME

EDW. MARGOLIES, 19 E. 33rd ST.

TELEPHONE 5450 MURRAY HILL
OR YOUR OWN BROKER.

TO SUBLET

At a Great Sacrifice,
1,200 Feet of Office Space

Well appointed, in modern building. Mid-town section, near subway. Exceptional light. Apply

Brunswick Realty Co.,
35 West 39th St.

SALE OR LEASE.
110 West 44th Street.

A twenty-foot frontage well worthy of investigation and an offer. In the heart of the theatrical and club district and the retail business. In shape for a caterer, confectioner, hair dresser or similar business.

COLLINS, TOAN & CO.
Forty-second St. Bldg. Phone Murray Hill 2080

ADVERTISEMENTS AND SUBSCRIPTIONS for The Tribune received at the Uptown Office, No. 1364 Broadway, between 36th and 37th sts., until 9 o'clock p. m. Advertisements received at the following branch offices at the regular rates until 9 o'clock p. m.

REAL ESTATE FOR SALE OR TO LET
LONG ISLAND.REAL ESTATE FOR SALE OR TO LET
LONG ISLAND.

MANHATTAN BEACH

"Nearer than Ever"
ELECTRIC SERVICE FROM SEAFORD HAY NOW IN OPERATION
MOST BEAUTIFUL OCEAN FRONT RESIDENTIAL COMMUNITY IN GREATER NEW YORK
15 warmer in winter than Manhattan Island.
All city conveniences and improvements, churches, schools, fire and police protection, water, gas, electricity, sidewalks, curbs, macadam streets and sewers. Thirty Minutes from Manhattan.
Houses for sale or rent. Home sites at moderate prices and easy terms.

Special inducements on a few selected plots for immediate building.

For booklet, prices, terms, communicate direct with the
Manhattan Beach Estates
501 Fifth Ave., N. Y.
Tel. Murray Hill 4845
192 Broadway, N. Y.
Tel. Cortlandt 2107.
or offices on property.
Tel. 920-821-924 Coney Island.

APARTMENT HOTELS.

APARTMENT HOTELS.

THE LANGDON
5th Av. & 56th St.
NEW YORK'S LATEST FASHION-ABLE HOTEL.

Reservations Now Being Made for the Coming Season.

Unfurnished Suites of any size on yearly lease only.

Designed especially for those desiring the quiet atmosphere of a well ordered home, with all the comforts and advantages of a modern hotel.

Restaurant service in the rooms without extra charge.

Inspection invited or full particulars sent on request.

Under Personal Direction of E. H. Chatillon.

UNFURNISHED APARTMENTS.

UNFURNISHED APARTMENTS.

BE SURE TO SEE THESE BEFORE LEASING ELSEWHERE

11 ROOMS 10 ROOMS
3 BATHS 3 BATHS
Each Apartment Occupies an Entire Floor, Affording Absolute Privacy; All Outside Sunny Rooms.

BOWNETTE
11 West 81st Street
Facing Manhattan Square Park
OVERLOOKING CENTRAL PARK
APPLY A. F. COBURN, 11 WEST 81ST ST. PHONE 9832 SCHUYLER.
Or Superintendent, on Premises.

REAL ESTATE FOR SALE OR TO LET
NEW JERSEY.

COZY COUNTRY HOME

BARGAIN, \$5000. EASY TERMS.

Has seven fine rooms, bath, stone cellar, laundry, electric light, parquet floors, large verandas, all city conveniences; 750 feet elevation; near two lakes; actual lake rights go to purchaser of this fine property. 47 min. to N. Y. City; select neighborhood of country homes; neighborhood tennis, boating and social organizations; near station of Lackawanna R. R.; no brokers. Address
GEORGE ROFF, 170 Broadway,
N. Y. City. Room 619.
Tel. 1521-Cort.

REAL ESTATE FOR SALE OR TO LET
NEW JERSEY.

SEMI-BUNGALOW ON ONE QUARTER ACRE plot. Westfield; 6 rooms, hardwood, steam heat, gas, electric light, walks, etc.; near depot and trolley; very high land; \$4,425; \$300 cash; balance like rent. Send for tickets. Phone 6758 Barclay.

"NUTLEY IN A NUTSHELL."
All about "The Ideal Home Town."
SECRETARY, Box 214, Nutley, N. J.

A BEAUTIFUL COTTAGE ON A BIG PLOT, with trees, all modern, with pleasant surroundings, at charming Panwood; \$500 cash required; balance like rent; near depot, paved street, etc. Telephone 6758 Barclay.

ADVERTISEMENTS AND SUBSCRIPTIONS for The Tribune received at the Uptown Office, No. 1364 Broadway, between 36th and 37th sts., until 9 o'clock p. m.

Unfurnished apartment in the vicinity of Park Avenue, for three months, from January 1, 1914. Seven to ten rooms and baths. Address Tribune, A. Box 45.

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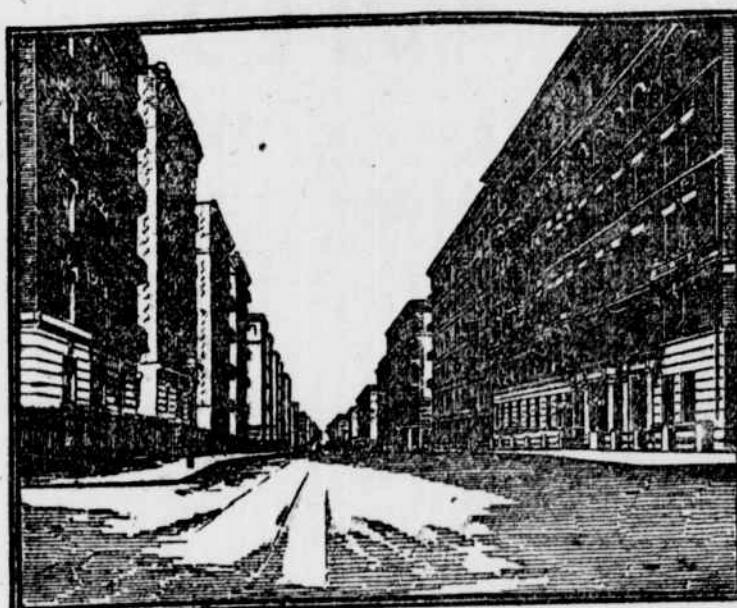
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REAL ESTATE AT AUCTION.

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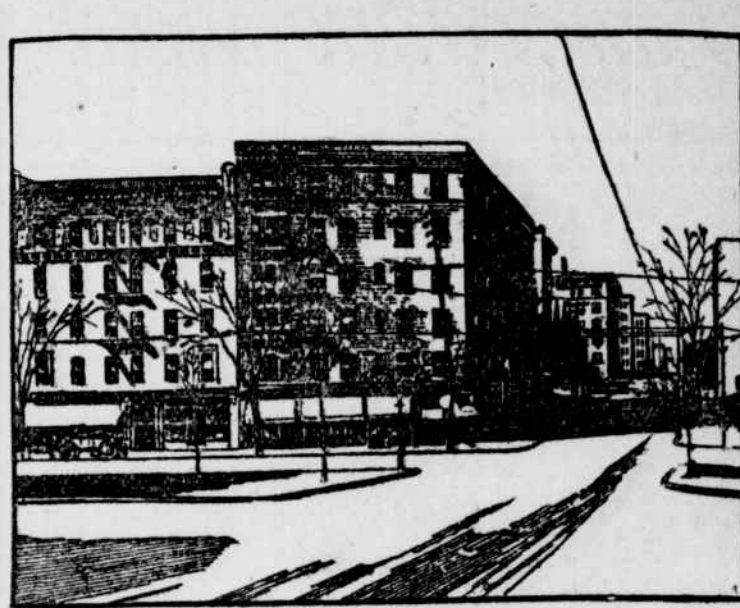
REAL ESTATE AT AUCTION.



Audubon Ave., Looking North From 176th Street.

LOTS WERE SOLD here at Auction
for \$1,500 to \$2,000 each before the Subway
was built.

They are now selling for \$15,000 to \$30,000 each.



176th Street, Looking West From Southern Boulevard.

WHEN THE SUBWAY was building
to this section lots here were sold at auction
for \$750 to \$1,500 each.

They are now selling for \$6,000 to \$12,000 each.

THE ABOVE ARE THE COLD FACTS known to every man
who knows anything about Real Estate on Washington Heights
or in the Bronx.

DON'T YOU WISH YOU HAD BOUGHT
A FEW LOTS AT THESE AUCTION SALES?

NEXT TUESDAY YOU HAVE EXACTLY the same opportunity

345 LOTS OF THE MOSS ESTATE will be Sold at Auction

NO MATTER WHAT PRICE THEY BRING.

If you can pick up a few lots on the inside streets
for \$500 to \$1,000 each or less, only 30% cash, or on Jerome
Avenue for \$2,000 to \$4,000 each or less, only 30% cash,

you can see from the above illustration what a large increase will take place, and what profits you will make

WHEN THE SUBWAY, now being built, IS RUNNING.

Examine the Property To-day. Go to the MOSS ESTATE Sale
345 LOTS ON

Jerome Avenue, 174th, 175th and 176th Sts. and
Adjoining Avenues and Streets,

which MUST BE SOLD at Auction

At the Exchange Salesroom, 14 Vesey St.,

Next TUESDAY, OCT. 28, Commencing at 10.30 A. M.

10% Deposit on Purchase.

70% Can Remain on Mortgage.

Titles insured free to purchasers by
Lawyers' Title Insurance and Trust Co.
SAVINGS BANK BOOKS TAKEN
AS DEPOSIT ON PURCHASE.

For Maps Apply to

JOSEPH P. DAY, 31 Nassau St., N. Y.
J. CLARENCE DAVIES, 149th St. & 3d Ave.
Agents and Auctioneers.

E. OSBORNE SMITH

5 Beekman Street

Specialist in Jerome Ave. Property

WILL ATTEND

The Moss Estate Auction Sale
and EXECUTE BIDS

for those unable to be present

UNFURNISHED APARTMENTS.

EAST SIDE.

"The Ideal Home"
FOR EITHER ONE OR TWO PERSONS.
In the Walpole, 43 East 25th St.,
where you can have your meals served in your
rooms, or use the kitchenette; elevator night
and day; rents \$60 to \$90 per year, including
service; best of references required.

F. & G. PFLONM, 9 West 29th st.

UNFURNISHED APMTS. WANTED.

WANTED.
Furnished apartment in the vicinity of
Park Avenue, for three months, from January
1, 1914. Seven to ten rooms and
baths. Address Tribune, A. Box 45.

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APARTMENT HOTELS.

PRINCE GEORGE

HOTEL,
27th and 28th Sts.,
Between 5th and Madison avs.

Apartment handsomely furnished, with
bath and shower, facing Madison Square.
Special rates to permanent guests.

Now open for inspection.

Apartment ready for fall and winter
months. Special season rates.

GEORGE H. NEWTON, Mgr.,
formerly of Fifth Avenue Hotel.

FURNISHED APARTMENTS TO LET

EAST SIDE.

A COMFORTABLE, HOMELIKE OLD-
fashioned Apartment of 7 Rooms and Bath in
the 50's, near Madison Avenue; excellent fam-
ily location; only one apartment on a floor;
large, sunny sitting room; three flights, no
elevator; have occupied it 15 years with wife
and daughter; will sublet completely furnished
for housekeeping (maid will remain, if de-
sired), for from 4 to 6 months, at \$125 a
month, to family of two or three adults; un-
questioned references given and required. Ad-
dress J. T. R., Box 208, Madison Square.

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APROPOS OF THE

POSITIVE AUCTION

SATURDAY, NOV. 8th

at 1:30 P. M., on the Premises, rain or shine, under proper shelter, of

146 IMPROVED CITY LOTS

at Junction of Thomson (Now Queens Boulevard)
and Greenpoint Avenues,

LONG ISLAND CITY

BEAR IN MIND THAT THE

SUBWAY IS THE GREAT
EQUALIZER OF VALUES

Lots at the Bliss St. Dual Subway Station, now building,
and equidistant from Herald Square with 96th Street, must be
worth eventually as much as any property of a similar character
in Manhattan.

This Bliss Street station, right at the property to be sold,
will be served by

Both Interborough Subway and "L" Trains
and by B. R. T. Rapid Transit Trains

Estimated running time to Times Square about 8 minutes, or to City
Hall about 15 minutes. 5 cent fare to any point.

The lots are now reached in 15 minutes from the Manhattan side of the
Queensboro Bridge by the Thomson Avenue trolley cars, which pass the
Property.

With the present rapid transit facilities alone, without any reference to
the subway, the lots are worth every penny they will bring at the auction.
Again, if they were out in a cornfield, but with the dual system subway exten-
sion assured them (remember, this is now building), they are intrinsically
worth several times what they will bring.

Terms: 60% may remain on mortgage at 5%.

ALL TITLES INSURED without expense to purchasers by the Title Guarantee and
Trust Co. MAPS and further particulars upon application.

JERE JOHNSON JR. CO.
187 Broadway, Manhattan, and 186 Montague St., Brooklyn.

or COURTNEY DEVELOPMENT CO., 1170 Broadway, New York.